

SEALED BID

Henry & Washington County, Iowa

65 YEARS
Built on Trust.

LAND AUCTION

Olds, Iowa

185± ACRES

Three Tracts

AUCTIONEER'S NOTE: This Sealed Bid Auction gives you the flexibility to bid on individual tracts or any combination that best fits your farming or investment goals. A total of 185± acres available, offered into three tracts. Tracts 1 & 2 include a windmill option agreement for additional income potential. Submit your bids on this Sealed Bid Auction today.

DEADLINE: WEDNESDAY, DECEMBER 3 | 1PM CST 2025

TRACT 1: Located 0.5 mile north of Olds, IA on Highway 78, then 2 miles west on Highway 78, then 1 mile north on Hickory Ave, then 1 mile east on 105th St, which turns into a dirt road.

TRACT 2: Located 2 miles north of Olds, IA on Highway 218, then 1 mile west on Henry-Washington Rd.

TRACT 3: Located 2 miles north of Olds, IA on Highway 218, then 1 mile west on James Ave./Henry-Washington Rd, then 1 mile north on Underwood Ave, then 0.5 mile west on 330th St., then 0.5 mile south along the North-South center line of said Section 32. Access to this farm is via a 1961 recorded easement, complete easement described in the special provisions.

TRACT 1: 38± ACRES pending survey

- FSA indicates: 36.23 cropland acres of which 8.7 acres are in CRP: 8.7 acres X \$229.84 = \$1,999.60 and expires on 9-30-2026.
- CSR2 is 82.5 on the cropland acres.
- Located in Section 5, Wayne Township, Henry County, Iowa.
- Tax Parcel: 030020520000400 = \$1,422.00 Net

TRACT 2: 67.07± ACRES pending survey

- FSA indicates: 65.58 cropland acres of which 9.8 acres are in CRP: 9.8 acres X \$229.84 = \$2,252.43 and expires on 9-30-2026.
- CSR2 is 71.1 on the cropland acres.
- Located in Section 4, Wayne Township, Henry County, Iowa.
- Tax Parcels: 030020410000500, 030020410000300 = \$2,216.00 Net

TRACT 3: 80± ACRES pending survey

- FSA indicates: 81.24 cropland acres of which 33.31 acres are in CRP: 31.19 acres X \$271.13 = \$8,457.00 and expires on 9-30-2034. 2.12 acres X \$268.04 = \$568.00 and expires on 9-30-2036.
- CSR2 is 68.7 on the cropland acres.
- Located in Section 32, Crawford Township, Washington County, Iowa.
- Tax Parcels: 16-32-300-002, 16-32-300-004 = \$2,610.00 Net



SELLING FREE & CLEAR FOR 2026 FARMING SEASON!

HOW TO BID: All sealed bids must be received by Wednesday, December 3, 2025 at 1:00PM CST.

There are three ways to submit a bid:

- 1. DOCUSIGN** Contact Mason to request a Sealed Bid Form to be completed via DocuSign.
- 2. EMAIL** Download Sealed Bid Form from SteffesGroup.com. Email completed form to Mason.Holvoet@SteffesGroup.com.
If emailed, it shall be the bidder's responsibility to confirm bid form has been received.
- 3. IN-PERSON** Make an appointment with Mason to fill out the Sealed Bid Form.



Terms: If you are declared the winning bidder, 10% down payment is due upon acceptance. Balance due at final settlement/closing with a projected date of January 17, 2026, upon delivery of merchantable abstract and deed and all objections having been met.

Possession: Projected date of January 17, 2026 (Subject to tenant's rights on the tillable land for the 2025-2026 farming season, full possession March 1, 2026).

Real Estate Taxes: To be prorated to date of final settlement/closing on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

See complete terms & conditions online at SteffesGroup.com

STEFFES REPRESENTATIVE

MASON HOLVOET,
(319) 470-7372

Iowa Real Estate Salesperson S69890000



SHIRLEY K. MADDEN REVOCABLE TRUST
CO-TRUSTEES - KENNETH MADDEN & CHAD GRIESER
Closing Attorney - Philip D. McCormick of Whitfield & Eddy Law



SteffesGroup.com | (319) 385-2000 |
Steffes Group, Inc., 2245 E Bluegrass Rd, Mt. Pleasant, IA 52641